P.U.D. AMENDMENT NO. 24

ROCK CREEK RANCH FILING NO. 12A, SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO



1101 Bannock Street Denver, Colorado 80204

CERTIFICATE OF OWNERSHIP - PROPERTY OWNER

CERTIFICATE OF OWNERSHIP - TOWN OF SUPERIOR

Mortgagees or Lien Holders

The foregoing certificate of ownership was acknowledged before me this _____ day of

Mortgagees or Lien Holders

The foregoing certificate of ownership was acknowledged before me this _____

Approved by the Board of Trustees of the Town of Superior, State of Colorado.

Witness my hand the corporate seal of the Town of Superior this _____ day of

Recommended approved this ______ day of ______, 20_____, by the Town of

Superior Planning Commission, Resolution No. PC_____ Series 20___.

I hereby certify that this instrument was approved by the Board of Trustees by {Resolution/Ordinance} No. _____, Series 20___ on this _____ day of ____

20_____, and was filed in my office on the _____ day of _____, 20_____, at

I hereby certify that this PUD Amendment was filed in my office on this _____day of _

Mayor

, am the sole owner of the property and consent to this

, am the sole owner of the property and consent to this

Notary Public

_, A duly registered professional land surveyor in the State of Colorado, do hereby

I certify that I

Executed this

My commission expires:

Executed this

My commission expires:

Phyllis L. Hardin.Town Clerk

TOWN CLERK CERTIFICATE

_____ o'clock ___m.

Town Clerk

State of Colorado

County of Boulder

DEPUTY

zone district.

County Clerk and Recorder

A.D. and was recorded at reception NO.

SURVEYOR'S CERTIFICATE

ATTEST:

BOARD OF TRUSTEES' CERTIFICATE

PLANNING COMMISSION CERTIFICATE

COUNTY CLERK & RECORDER CERTIFICATE

I attest the above on this ___ day of _____, 20 ___.

Colorado Professional Land Surveyor NO.

Owners

P 303.892.1166 F 303.892.1186

OWNER:

SUPERIOR ROCK CREEK LLC

certify that this PD Zoning Map truly and correctly represents the above described legal descriptions for each PD overlay

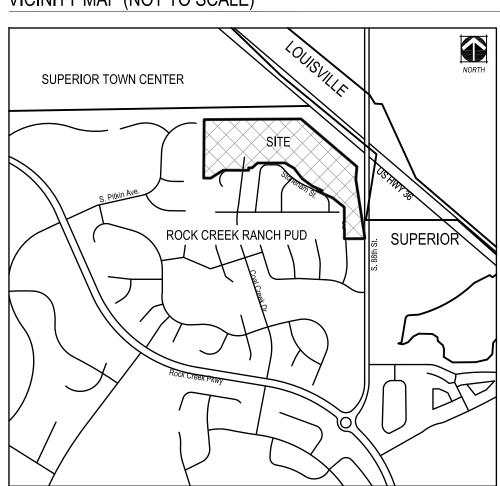
SHEET TITLE:

PUD AMENDMENT

NO. 24

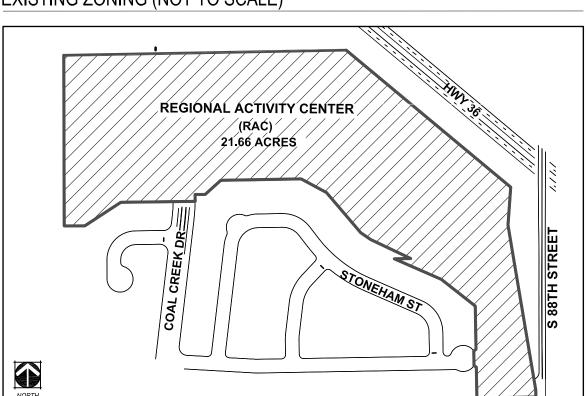
SHEET 1 OF 1

VICINITY MAP (NOT TO SCALE)

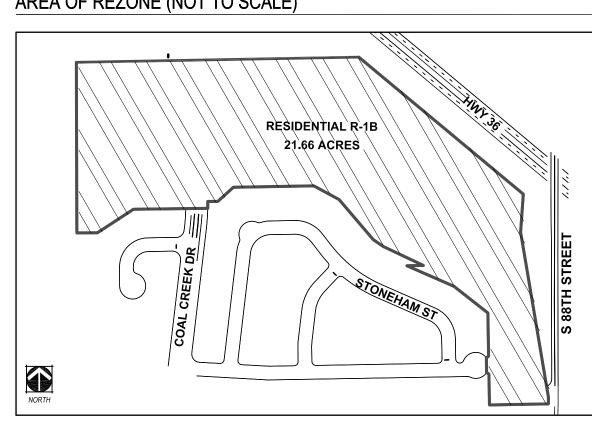


LEGAL DESCRIPTION Tract E, Rock Creek Ranch Filing No. 12

EXISTING ZONING (NOT TO SCALE)



AREA OF REZONE (NOT TO SCALE)



PURPOSE / INTENT

The area defined by this P.U.D. amendment is within Rock Creek Ranch Filing No. 12 and is to be rezoned to R-1B as defined within the Rock Creek Ranch Planned Development Final Development Plan. R-1B is characterized as moderate density residential permitting a variety of low to medium intensity residential development. This Amendment further refines this request and will only permit single-family and duplex residential uses at a max density of 2.9 du/ac.

PROPOSED ZONING

PUD Amend #24 limits permitted uses to single-family detached and duplex residential uses at a maximum density of 2.9 du/ac for this 21.66 acre parcel.

DEVELOPMENT STANDARDS:

	EXISTING PD STANDARD	PD AMENDMENT #24 REQUIREMENT	
MINIMUM OPEN SPACE:	45%	45%	
MAXIMUM DENSITY:	8 DU/AC	2.9 DU/AC	
MAXIMUM HEIGHT:	35'-0"	35'-0"	
MINIMUM LOT SIZE:	N/A	4,750 SF	
MINIMUM LOT WIDTH:	NONE	45'-0" ⁽¹⁾	
MAXIMUM LOT COVERAGE: (STRUCTURE)	NONE	60%	
BUILDING SETBACKS			
FRONT (FRONT-LOAD GARAGE):	20'-0" ⁽²⁾	20'-0"	
FRONT (SIDE-LOAD GARAGE):	20'-0" ⁽²⁾	12'-0"	
SIDE:	5'-0" ⁽²⁾	5'-0"	
SIDE CORNER:	10'-0" ⁽²⁾	10'-0"	
SIDE TO OPEN SPACE:	20'-0" ⁽²⁾	5'-0"	
REAR:	20'-0" ⁽²⁾	15'-0"	
REAR FROM OPEN SPACE:	20'-0" ⁽²⁾	15'-0"	
FROM US 36:	NONE	N/A	
PARKING	•		
PER UNIT:	2 BEDROOM - 2 SPACES 3+ BEDROOMS - 2.5 SPACES (3)	4 SPACES PER UNIT + 1 GUEST PARKING SPACE PER UNIT (4)	

- (1) MINIMUM LOT WIDTH AS MEASURED AT FRONT SETBACK (SIDE-LOAD GARAGE) (2) THE EXISTING PUD IS SILENT ON SETBACK REQUIREMENTS FOR SINGLE-FAMILY
- ATTACHED (DUPLEX) HOMES, THE EXISTING PUD REQUIREMENTS FOR SINGLE-FAMILY DETACHED HOMES ARE APPLIED AS THE EXISTING MINIMUM REQUIREMENT
- PER ROCK CREEK RANCH PUD MULTI-FAMILY PARKING REQUIREMENTS
- (4) 2 GARAGE PARKING SPACES AND 2 DRIVEWAY PARKING SPACES PER UNIT SHALL MAKE UP THE 4 OFF-STREET PARKING SPACES PER UNIT, GUEST PARKING SPACES MAY BE PROVIDED AS ON-STREET PARKING

LAND USE/DENSITY UNDER AMENDED ZONING					
EXISTING ZONING	DENSITY PERMITTED	ACRES UTILIZED	TOTAL DWELLING UNIT		
PUD AMENDMENT 24 (RAC/R-1B)	2.9 DU/AC	21.665 - R-1B	62		
PUD AMENDMENT 23 (RAC/R-2A)	14 DU/AC	13.597 TOTAL 7.196 - R-2A 6.401 - RAC	100 - R-2A		
PUD AMENDMENT 22 (RAC)	0 DU/AC	13.597	0		
TOTAL (P.U.D. AMENDMENT NO. 11)	-	141.2	1.3500		
TOTAL (P.U.D. AMENDMENT NO. 10) (9)	-	0	0		
TOTAL (SUB AREA 9 FILING 16)	-	48.96	86		
TOTAL (SUB AREA 8 FILING 15)	-	88.16 (6)	259 (6)		
TOTAL (SUB AREA 7 FILING 13)	-	37.5	260		
TOTAL (P.U.D. AMENDMENT NO. 7)	-	36.94	296		
TOTAL (P.U.D. AMENDMENT NO. 6)	-	47.63 (5)	161 (4)		
TOTAL (P.U.D. AMENDMENT NO. 5)	-	42.65	0		
TOTAL (SUB AREA 5 FILING 10 & 11)	-	49.73	333		
TOTAL (P.U.D. AMENDMENT NO. 1 FILING 3) (2)	-	-2.3	-32		
TOTAL (P.U.D. AMENDMENT NO. 4)	-	76.2	382		
TOTAL (P.U.D. AMENDMENT NO. 3)	-	27.5 (3)	134		
TOTAL (P.U.D. AMENDMENT NO. 2)	-	46.52 (5) (7)	417 (7)		
TOTAL (P.U.D. AMENDMENT NO. 1)	-	225.6 (1)	1,233		
CUMULATIVE TOTAL TO DATE		911.37	5,001		

- 1. ACRES UTILIZED EXCLUDES 20.0 ACRES FROM ORIGINAL P.U.D. AMENDMENT AREA FOR RECREATION CENTER AND ELEM. SCHOOL/PARK SITE WHICH ARE CURRENTLY INCLUDED/MODIFIED AS PART OF THE AREA FOR P.U.D.
- AMENDMENT NO. 4. 2. FINAL PLAT SITE PLAN NO. 3 INCLUDES 57.47 ACRES FOR FILING 3. FINAL PLAT SITE PLAN NO. 10 INCLUDES 55.17 ACRES
- FOR FILING 3. THE TOTAL REPRESENTS THE DIFFERENCE. 3. 27.2 ACRES HAVE BEEN DELETED FROM P.U.D. AMENDMENT NO. 3 AND INCLUDED IN P.U.D. AMENDMENT NO. 6. P.U.D.
- AMENDMENT NO. 3 PREVIOUSLY CONTAINED 54.7 ACRES. 4. 28 TOTAL DWELLING UNITS ALLOWED HAVE BEEN DELETED FROM P.U.D. AMENDMENT NO. 6 IN SUB AREA PLAN NO. 6 DUE TO 3.45 ACRES OF OPEN SPACE AND DISTRICT STREET R.O.W. PREVIOUSLY UNACCOUNTED FOR IN P.U.D. AMENDMENT NO. 6.
- 5. 0.47 ACRES HAVE BEEN DELETED FROM P.U.D. AMENDMENT NO. 2 AND INCLUDED IN P.U.D. AMENDMENT NO. 6 UNDER
- 6. 36.94 ACRES UTILIZED, AND 296 TOTAL DWELLING UNITS ALLOWED, HAVE BEEN PREVIOUSLY COUNTED IN P.U.D.
- AMENDMENT NO. 7, AND ARE NOT INCLUDED IN THE TOTALS FOR SAP 8 FILING 15. 7. 0.81 ACRES AND 6 DWELLING UNITS HAVE BEEN DELETED FROM P.U.D. AMENDMENT NO. 2 AND INCLUDED IN P.U.D.
- 8. P.U.D. AMENDMENT NO. 8 HAS BEEN DELETED FROM ROCK CREEK AND IS NOT INCLUDED IN ANY TABULATIONS. 9. P.U.D. AMENDMENT NO. 10 REFLECTS NO CHANGE IN ACREAGE AND WILL BE COUNTED IN THE TABLES AS 0 ACRES

LAND USE SUMMARY TO DATE							
LAND USE	ZONING DENSITY	ACRES	DU'S/GFA	PERCENT			
MULTIFAMILY-RESIDENTIAL	R-2A	86.91	1,450 DU'S	10%			
RESIDENTIAL (2) (5)	R-1B	412.39	1,653 DU'S	48%			
COMMERCIAL (9)	CAC/RAC	7.2	-	<1%			
OPEN SPACE (4) (6)	OS	250.52	N/A	29%			
DISTRICT STREETS (ROW)	-	35.59	N/A	4%			
RECREATION SITE	OS	7.1	N/A	1%			
ELEMENTARY SCHOOL/PARK SITE	os	13	N/A	2%			
FUTURE DEV. AREA (3)	R-1B	50.28	N/A	5%			
JTILITY EASEMENT/ SERVICE ACCESS	-	3.31	N/A	>1%			
TOTALS		866.29	4,941 DU'S	100%			

OPEN SPACE / LANDSCAPE:			
PRIVATE COMMON OPEN SPACE (TRACTS A, B, C, D, E, F AND G)	2.159 AC		
DEDICATED OPEN SPACE (OUTLOTS B AND C)	4.327 AC		
PRIVATE LOT OPEN SPACE	3.649 AC		
TOTAL PROJECT AREA (EXCLUDING OUTLOTS A, D AND E)	17.477 AC	EXISTING PD REQUIREMENT	PD AMENDMENT #24 REQUIREMENT
TOTAL OPEN SPACE AREA	10.135 AC	45%	58%

- 1. INCLUDES LAND USE DENSITY AND ACREAGE FOR APPROVED P.U.D. AMENDMENTS NO. 1, 2, 3, 4, 5, 6, 7, 9, 10, SUB AREA NO. 5, 6, 7, 8, 9, 11, 22, 23, AND PROPOSED AMENDMENT 24.
- 2. INCLUDES 60.08 ACRES OF INTERNAL/LOCAL STREET R.O.W.
- 3. FUTURE DEVELOPMENT AREA INCLUDES 0.05 ACRES IN SAP 6 (FUTURE RAC AREA), 0.5 ACRES IN FILING 16, 43.38 ACRES (RAC) IN PROPOSED P.U.D. AMENDMENT NO. 9.
- 4. 42.65 ACRES OF OPEN SPACE IN P.U.D. AMENDMENT NO. 5, BECAUSE OF THE RESTRICTIONS ON PUBLIC ACCESS, DO NOT COUNT TOWARDS SATISFYING THE OVERALL 25% OPEN SPACE REQUIREMENT OF THE ROCK CREEK FINAL DEVELOPMENT PLAN.
- 5. 3.76 ACRES HAVE BEEN DELETED FROM TOTAL RESIDENTIAL ACRES DUE TO RECONFIGURATION OF FILING 3 IN P.U.D.
- 6. 1.46 ACRES HAVE BEEN ADDED TO TOTAL OPEN SPACE ACRES DUE TO RECONFIGURATION OF FILING 3 IN P.U.D. AMENDMENT NO. 1. 7. 0.1 ACRE HAS BEEN DELETED FROM THE TOTAL RESIDENTIAL ACRES IN P.U.D. AMENDMENT NO. 4 DUE TO
- CORRECTIONS MADE DURING THE FPSP FOR 8B & 9B. 8. ACREAGES BY LAND USE ARE APPROXIMATED. TOTAL ACREAGES ARE ACTUAL. ACCURATE LAND USE ACREAGES WILL
- BE DEFINED IN SUB AREA PLANS AND FINAL PLAT SITE PLANS. 9. COMMERCIAL INCLUDES 21.0 ACRES IN P.U.D. AMENDMENT NO. 11 AND 15.06 ACRES IN FPSP 15 (CAC).